

*Approved*

***City of York Planning Commission  
Workshop  
June 30, 2021  
Minutes***

Members present:

Chairperson Wendy  
Duda

Matt Hickey

Maria Duncan

Charles Brewer

Ron Parrish

Members absent:

Arthur Lowry

Others present:

Planning Director Breakfield  
Zoning Administrator  
Blackston

(see sign-in sheet)

Francine Mills

Chairperson Wendy Duda called the meeting to order at 6:00 pm.

**The first item of business** was rescheduling the July meeting (due to a scheduling conflict with the regular meeting time). By affirmation, the Commission established a meeting date/time of Wednesday, July 21<sup>st</sup> at 6 pm.

**The second item of business** was a workshop for the general discussion of development standards for proposed residential projects. Among other things, the Commission discussed the following:

1. The City needs to develop a vision for the future development of York so that growth can be properly managed. Among other things, per the comprehensive plan, the City should conduct a housing study to determine the number and type of housing units needed in different price ranges in the City for the foreseeable future. This type of information could be used by the Planning Commission, Board of Zoning Appeals and York City Council in determining the appropriateness of each project application.
2. The City should look at progressively improving development standards.
3. The City should not approve projects that do not adhere to the City's vision.
4. The City should determine the cost to delivery municipal services to a typical house.

5. An impact fee study is currently planned for certain City services. Appropriate impact fees would require future development to proportionately pay for needed City infrastructure.
6. The need to provide training regarding the comprehensive plan for members of the Planning Commission and Board of Zoning Appeals.

There being no further business, the workshop was adjourned at 7:45 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

cc: File – Planning Commission 6/30/2021  
Seth Duncan, City Manager

